



The **Comprehensive Plan & Unified Development Ordinance**

A Review of 2015

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Vision Statement

This year's annual review includes an overview of major Comprehensive Plan initiatives. Yearly reviews are performed to ensure that the Comprehensive Plan remains relevant and to identify any changes necessary to accommodate College Station's future growth.

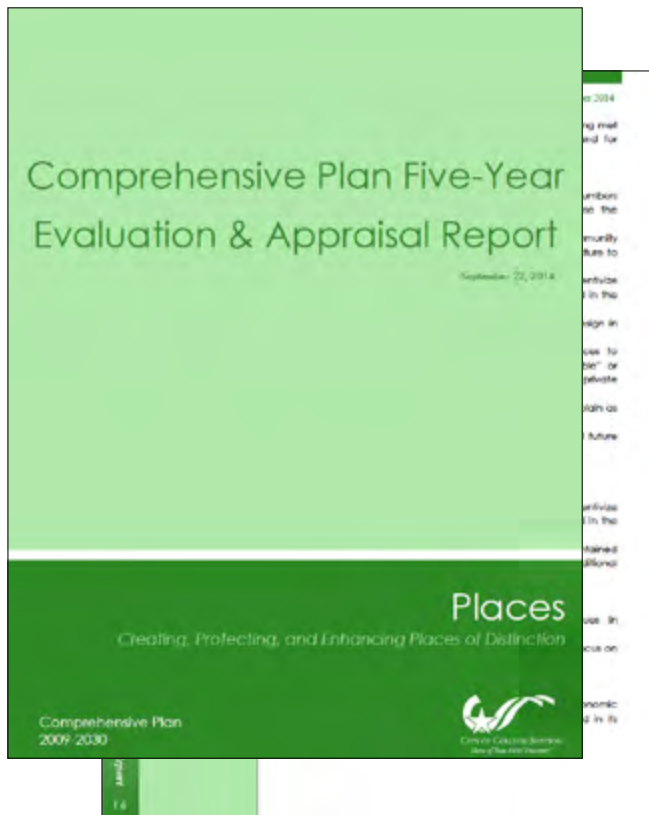
Comprehensive Plan

Evaluation & Appraisal Report

Five-Year Comprehensive Plan Evaluation & Appraisal Report

September 2014

As called for in the Comprehensive Plan, a five-year evaluation and appraisal report was prepared in 2014 evaluating the existing Plan and assessing its success in achieving the Community's goals. The purpose was to serve as a "check-up" on the Comprehensive Plan by identifying successes and shortcomings, considering changing conditions, and recommending appropriate modifications.



Progress in FY2015:

- Non-Residential Architectural Standards revised
- Future Land Use and Character Map assessment initiated
- Thoroughfare plan update underway
- Joint-Annexation Task Force created
- City land use inventory initiated
- Population projection review initiated

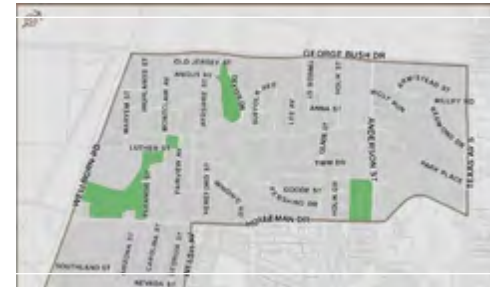
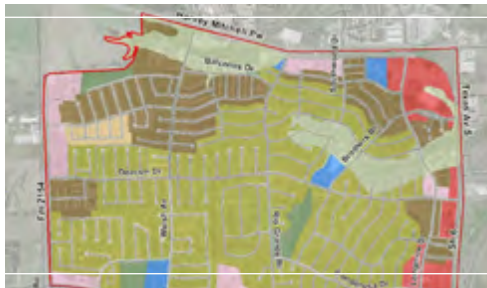
Comprehensive Plan

Neighborhood, District & Corridor Plans

Goals of the Comprehensive Plan

Future Land Use and Character | Neighborhood Integrity | Economic Development | Parks
Mobility | Municipal Facilities & Community Services | Growth Management

Neighborhood, District, and Corridor plans are small area plans that are focused on areas designated for further review in the Comprehensive Plan. These plans are intended to serve as action plans for specific areas that focus on the particular needs and opportunities of the area.



Central College Station

Adopted June 2010*

Progress in FY2015:

- Final year of plan implementation
- New sidewalk along Normand Drive (Rock Prairie Road to Ponderosa Drive)
- Pro-active zoning map amendments initiated

* Received the Long Range Planning Award from CTxAPA in 2010

Eastgate Neighborhood

Adopted June 2011

Progress in FY2015:

- All-way stop at Lincoln Avenue and Tarrow Street based on warrant study
- All-way stop at Walton Drive and Francis Drive based on warrant study
- Tarrow Street sidewalk project complete
- Eisenhower Street extension under construction
- Preliminary engineering study of Nimitz Street rehabilitation
- Sidewalk design complete for Dominik Drive (Stallings Drive to Munson Avenue)

Southside Area Neighborhood

Adopted September 2012

Progress in FY2015:

- McCulloch Neighborhood Conservation Overlay approved
- Holleman bike lane re-striped
- Holik/Park Place street and sidewalk project funded
- Design complete for bicycle and pedestrian improvements along Holleman Drive & Eleanor Street; George Bush Drive & Dexter Drive; George Bush Drive & Timber Street; and Holleman Drive & Welsh Avenue
- Sidewalk design complete for Wellborn Road (Southwest Pkwy to Luther Street)

Comprehensive Plan

Neighborhood, District & Corridor Plans

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Wellborn Community Plan

Adopted April 2013

Progress in FY2015:

- Initiated Wellborn zoning districts
- Street overlays complete
- Sanitation transitioned to City service
- Sewer line complete
- Additional annexation of 200+ acres
- Royder Road and Greens Prairie Road improvements funded
- Fire Station No. 7 design funded



South Knoll Area Neighborhood Plan

Adopted September 2013

Progress in FY2015:

- Park Improvements underway, including the addition of picnic units, benches, and bike racks
- Holleman Drive bike lane re-stripped
- Parking removal in identified areas completed
- Sidewalk design in progress Guadalupe Drive and Langford Street

Comprehensive Plan

Neighborhood, District & Corridor Plans



Medical District Master Plan

Adopted October 2012

Progress in FY2015:

- Rock Prairie Road bridge widening complete
- Economic development agreement finalized for Rock Prairie MMD #2
- Municipal Management District board appointments made by City Council
- Strategic Behavioral Health hospital and Aerofit open
- Design complete for Lick Creek Greenway Trail
- Barron Road and Lakeway Drive extensions funded and in design
- Rock Prairie Road reconstruction underway
- Rock Prairie Road widening from State Highway 6 to Medical Avenue planned

1,700

acres anchored by The Med and Scott & White hospitals

675

employees & 230+ active physicians at The Med

143

beds at the new Scott & White hospital since Aug. 2013

65

& older people are among the fastest growing age group in CS



Comprehensive Plan

Bicycle, Pedestrian and Greenways Master Plan



Bicycle, Pedestrian and Greenways Master Plan

Adopted January 2010*

Progress in FY2015:

- Free bike classes offered
- Adopt-A-Greenway Program – **8 new areas adopted**
- New sidewalk along Texas Avenue (sections) from University Drive to Hensel Drive, and along Normand Drive from Rock Prairie Road to Ponderosa Drive
- Design complete for sidewalk along Wellborn Road from Southwest Pkwy to Luther Street, and along Dominik Drive from Stallings Drive to Munson Avenue
- Design complete for Lick Creek Greenway Trail
- Design complete for bicycle and pedestrian improvements at Holleman Drive and Eleanor Street; George Bush Drive and Dexter Drive; George Bush Drive and Timber Street; and Holleman Drive and Welsh Avenue
- Design in progress for sidewalk along Guadalupe Drive from Langford Street to Nueces Drive, and along Langford Street from Haines Drive to Guadalupe Drive

* Received the Project Plan of the Year from TxAPA in 2011

Master Plan Goals

Improve connectivity and accessibility

Increase safety

Increase bicycling and walking outdoors

Encourage environmental stewardship

653

acres of city-owned greenways

167

miles of CS sidewalks

44+

miles of CS bike lanes

12+

miles of CS trails



Comprehensive Plan

Water/Wastewater Master Plans



Water System Master Plan

Adopted August 2010*

Progress in FY2015:

- Area 2 (Greens Prairie / Arrington Road) water line extension under construction
- Phased expansion of water supply resources and production capacity
- Cooling tower expansion under construction
- Sandy Point Pump Station chemical feed & storage system under construction
- Groundwater Projection Well #9 and collection line in design

* Water System Master Plan will be updated by end of fall 2015



Wastewater System Master Plan

Adopted June 2011*

Progress in FY2015:

- Bee Creek Trunkline Phase II under design
- Eastside sewer service extension in design
- Carters Creek WWTP centrifuge and electrical improvements in design
- Lick Creek WWTP generator replacement in design

* Wastewater System Master Plan will be updated by end of summer 2016



Joint Rehabilitation Projects

Older neighborhoods, redevelopment areas

Progress in FY2015:

- Eastgate utility rehabilitation project in design
- Munson utility and street rehabilitation project in design
- First phase of the Francis utility and street rehabilitation project in design
- Eisenhower and Nimitz utility and street rehabilitation projects in design
- Graham Road utility and street rehabilitation project under construction

Comprehensive Plan

Parks and Recreation Master Plan



Parks and Recreation Master Plan

Adopted July 2011

Progress in FY2015:

- Added two synthetic multi-purpose athletic fields at Veterans Park and Athletic Complex
- Hosted about 20,000 athletes and visitors for TAAF Games of Texas
- Added two city parks and 35 acres of park property
- Completed renovations at Arboretum Park and Southwest Park
- Completed the master plan for expansion of Veterans Park and Athletic Complex fields and facilities
- Hosted a groundbreaking for the new "Fun for All Playground" at Central Park
- Hosted large-scale public events including Trick-or-Treat at Werewolf Creek, Christmas at the Creek, and Starlight Concert Series



Comprehensive Plan

Economic Development Master Plan



Economic Development Master Plan

Adopted September 2013

Progress in FY2015:

- Reinstated the Economic Development department with a director position, [website](#) and funding for FY16.
- Medical District Master Plan implementation efforts:
 - > Established a synthetic TIRZ for the East Side
 - > Established a Municipal Management District for the East Side
 - > Executed an Infrastructure & ED agreement for the majority of property on east side that will provide sanitary sewer and major thoroughfares.
 - > Initiated design of Lakeway Drive to provide a connection parallel to Highway 6 between the St. Joseph's and Scott & White medical facilities.
- Initiated expansion of Veterans Park and Athletic Complex, a destination venue for sports tourism.
- Initiated redevelopment efforts along University Drive to maximize property value.
- Explored other successful economic development programs and recruitment efforts in Auburn, Alabama.
- Began discussions with Texas A&M University, Texas A&M Engineering Experiment Station, and Texas A&M AgriLife Extension Service on partnership opportunities in commercialization and recruitment efforts.
- Began exploring opportunities in the public and private sector to establish shovel-ready development sites.

Comprehensive Plan Projects in Progress



Thoroughfare Plan Update

Anticipated completion – November 2015

Project Scope:

- Update thoroughfares to respond to existing conditions
- Update street cross-sections
- Simplify thoroughfare classifications and context class
- Develop context sensitive design process

Stormwater Master Plan

Initiated 2011

Progress in FY2015:

- Engineering firm retained to focus on drainage capacity/flood control projects on the public storm sewer systems and open channels.
- Contract with USGS for two stream gauges to collect field measured stream data

TMDL Implementation Plan

Total Maximum Daily Load, Approved August 2012 (TCEQ), I-Plan, Approved September 2012 (EPA)

Progress in FY2015:

- I-Plan update with the Year 3 updates included
- MS4 permit renewed and current
- Sanitary Sewer Overflow (SSO) initiative is active and being maintained
- Outreach efforts including: PSAs, newsletters, and brazoscleanwater.org information
- Monitoring is occurring and levels look good

Unified Development Ordinance

Amendments in Fiscal Year 2015



Single-Family Parking Amendment

[Ordinance #2015-3699, adopted September 21, 2015](#)

Added options to address parking during design of single-family subdivisions.



Non-Residential Architectural Standards

[Ordinance #2015-3663, adopted May 28, 2015](#)

Revised NRA Standards and added an alternative compliance option.



Northgate High-Density Dwelling Units

[Ordinance #2015-3655, adopted April 23, 2015](#)

Allows up to five or six individuals to reside together in a single unit in Northgate.



Wellborn Commercial Signs

[Ordinance #2015-3643, adopted March 12, 2015](#)

Allows attached signs for non-conforming commercial development in Wellborn.



Municipal Utility Districts & ETJ Lot Size

[Ordinance #2015-3640, adopted February 26, 2015](#)

Created Municipal Utility Districts (MUD) petition review bodies and permitted minimum lot size waivers in MUDs within the city's extraterritorial jurisdiction.



New Multi-Family & Mixed-Use Zoning Districts

[Ordinance #2014-3624, adopted December 18, 2014](#)

Created MF and MU districts and retired R-4 and R-6 districts.

Comprehensive Plan

2016 Priorities



Harvey Mitchell District Plan

Implementation of the Five-Year Comprehensive Plan Report by initiating a district plan in the area south of Harvey Mitchell Parkway, between Earl Rudder Freeway and Texas Avenue.



Land Use Inventory & Housing Needs

Maintain an up-to-date log of land utilization and availability and evaluate whether or not the City's housing needs are being met into the future.



Future Land Use & Character Map Amendments

Evaluate potential land use changes to address anticipated population growth.



Multi-family Parkland Dedication

Potential alternative method to determine parkland dedication requirements for multi-family projects.



Annexation Task Force & Growth Management & Capacity amendments

Amendments to the Growth Management & Capacity chapter of the Comprehensive Plan based on recommendations by the Annexation Task Force.



Single-Family Overlay Ordinance Amendment

More flexible single-family preservation options will be proposed as additions to existing tools.



Wellborn Zoning Districts

New zoning districts will be created to align with the goals and direction established in the Wellborn Community Plan.



Walton Drive Commercial Overlay

Creation of a zoning overlay to address parking and other non-conformities for the commercial area at Walton Drive and Texas Avenue to increase the viability of the area while maintaining the character, as recommended in the Eastgate Plan.

College Station, the proud home of Texas A&M University and the heart of the Research Valley, will remain a vibrant, forward-thinking, knowledge-based community which promotes the highest quality of life for its citizens by:

- Ensuring safe, tranquil, clean, and healthy neighborhoods with enduring character;
- Increasing and maintaining the mobility of College Station citizens through a well planned and constructed inter-modal transportation system;
- Expecting sensitive development and management of the built and natural environment;
- Supporting well planned, quality, and sustainable growth;
- Valuing and protecting our cultural and historical community resources;
- Developing and maintaining quality cost-effective community facilities, infrastructure and services which ensure our City is cohesive and well connected; and,
- Pro-actively creating and maintaining economic and educational opportunities for all citizens.

College Station will continue to be among the friendliest and most responsive of communities and a demonstrated partner in maintaining and enhancing all that is good and celebrated in the Brazos Valley. It will continue to be a place where Texas and the world come to learn, live, and conduct business!

